

States Title Agency, Inc.

State of Arizona
Escrow Fees and Charges of States Title Agency, Inc.
AZDFI License # EA-0945311

This Schedule of Fees and Charges shall supersede all Scheduled and Charges
which have heretofore been displayed in our office

DISCLOSURE:

The rules and procedures contained herein are in no manner, either express or implied, to be construed as establishing or changing the rules and procedures pertaining to the escrow practices followed by the Company. The rates shown are for the processing of the various types of escrows as required by Arizona Revised Statute, Article 4, Sections 20-375 and 20-377, and do not include any additional service(s) unless otherwise noted or provided for in this schedule of fees and charges.

Fees are based on the experience and judgment of States Title Agency, Inc.

Section 1 – General Definitions

1.01. Definitions

“Escrow” means any transaction wherein any property, money, written instrument or evidence of title or possession to real or personal property or other thing of value is delivered with or without transfer of legal or equitable title, or both and irrespective of whether a debtor/creditor relationship is created to a person not otherwise having any right, title or interest therein in connection with the sale, transfer, encumbrance of lease of real or personal property, to be delivered or redelivered by that person upon the contingent happening or non-happening of a specified event or performance or non- performance of a prescribed act, when it is then to be delivered by such a person to a grantee, grantor, promise, promisor, obligee, obligor, bailee, bailor, or a designated agent or employee or any of them. (A.R.S 6-801)

“Escrow Agent” means any person engaged in the business of accepting escrow. (A.R.S. 6-801).

“Escrow Business” means a commercial activity characterized by the regular and continuous carrying ongoing escrow transactions. (A.R.S.6-801)

1.02. Minimum Fees, Charges, and Special Risks

The fees herein are minimum charges. Additional charges shall be made when unusual conditions are encountered or when special services are provided as deemed necessary by the reason of terms and conditions set forth in the escrow transaction.

Said negotiated fee will be documented, agreed upon by all parties and stored as part of the file.

Section 2 - Schedule of Escrow Fees

2.01. Computation of the Basic Escrow Rate – Title & Closing Sale

When handling a sale escrow where we are also performing title services and providing title insurance, which is commonly referred to as a Title & Closing transaction, the bundled escrow fee will be \$1100.00 (includes the following services: obtaining payoff(s), title clearance, preparation of ALTA Settlement Statement, sending loan documents to signing agent, review of executed documents, returning completed package to lender, receiving disbursement funds, disbursing all loan funds, wire and overnight fees) to be split , as negotiated, by the buyer/seller on any given sale transaction. Said negotiated fee will be documented, agreed upon by all parties and stored as part of the file.

2.02. Computation of the Basic Escrow Rate – Closing Only Sale

When handling a sale escrow where we are NOT performing title services and NOT providing title insurance with the subject property being insured by a separate title insurance company, which is commonly referred to as a Closing only transaction, the escrow fee will be charged at the rate referenced in 2.01 above, as negotiated, by the buyer/seller on any given sale transaction.

2.03. Computation of Bundled Escrow Fees – Refinance

The Basic Lender's Escrow Fee is \$550. It is comprised of applicable escrow charges that shall apply to a financing transaction secured by an existing single family residence or residential condominium unit, and which is not processed concurrently with a sale of said property. This rate is inclusive of Wire Fees, Cashier's Check Fees, Delivery Fees, E-Doc Fees, Recording Service Fees, Notary/Signing Fee, Courier Fee. It excludes third party service fees.

The Centralized Rate of \$450 is only made available to lenders who utilize efficiencies through system integrations and processes, centralized order processing and tracking, and other controls and economies of scale that enable a more highly efficient, lower cost provision of title services. This rate is inclusive of Wire Fees, Cashier's Check Fees, Delivery Fees, E-Doc Fees, Recording Service Fees, Notary/Signing Fee, Courier Fee. It excludes third party service fees.

The Integrated Rate of \$350 is only made available to selected lenders who fully integrate, or are in the process of fully integrating, with States Title Agency, Inc.'s systems to enable seamless collaboration and exchange of information, including messaging, documents and fee collaboration. This rate is inclusive of Wire Fees, Cashier's Check Fees, Delivery Fees, E-Doc Fees, Recording Service Fees, Notary/Signing Fee, Courier Fee. It excludes third party service fees.

2.04. Additional Loan Fee

A fee of \$125.00 per loan shall be charged to the borrower in either a refinance or resale escrow wherein the borrower is obtaining financing via loan(s) in addition to the primary, 1st lien, financing loan.

2.05. Computation of the Basic Escrow Rate - Escrow Only

Refinance (no Title Insurance Issued by any company)

The rate on Escrow Only Sale transactions when States Title Agency, Inc. elects to provide escrow services only, without the concurrent issuance of title insurance by any company, the escrow fee will be \$450.00 (includes the following services: sending loan documents to signing agent, review of executed documents, returning completed package to lender, receiving disbursement funds, disbursing all loan

funds, wire and overnight fees).

2.06. Limited Escrow Rate

Rate for Limited Escrow Service which includes payoff processing/payment, property tax payment(s) and any other lien payoff(s) shall be \$250.00.

Section 3 – Special and/or Miscellaneous Rates/Fees

3.01. Computation of Distressed Property and/or Default Property Escrow Rates – Sale

In the event of a Distressed Sale transaction and/or REO transaction an additional fee of \$300.00 will be added to the basic escrow rate to be split, as negotiated, by the buyer/seller on a given short sale and/or REO transaction. Said negotiated fee will be documented, agreed upon by all parties and stored as part of the file. The Distressed Property and/or Default Property Escrow Fee will be bundled with the Basic Escrow Rate on the settlement statement or CD and disclosed as one total Escrow Fee payable to States Title Agency, Inc.

3.02. Computation of Commercial Escrow Rates – Sale

In the event of a commercial transaction an additional fee of \$500.00 will be added to the basic escrow rate to be split, as negotiated, by the buyer/seller on a given commercial transaction. Said negotiated fee will be documented, agreed upon by all parties and stored as part of the file. The Commercial Escrow Fee does not include any Loan Tie-in fee(s). The Commercial Escrow Fee will be bundled with the Basic Escrow Rate on the settlement statement or CD and disclosed as one total Escrow Fee payable to States Title Agency, Inc.

3.03. Additional Service/Work Fees

States Title Agency, Inc. reserves the right to charge additional fees, in the event additional work is required on any given transaction due additional services requested and/or additional work required by the company to ensure an accurate, compliant and timely closing or may be requested as stand-alone services. The following fees are representative to common additional work fees that may be charged on any given transaction due to the reasons described above:

Additional Service/Work Fees	Charge
Holdback	\$150.00
Escrow Instructions Preparation (FSBO)	\$150.00
Interest Bearing Account Set Up & Management	\$35.00 per account

3.04. Competitor's Charges

States Title Agency, Inc. reserves the right to match any written escrow rate quote from a competitive title and/ or escrow company. The competitor's escrow rate must be filed and approved with the Arizona Dept. of Financial Institutions. A copy of this written escrow rate quote match will be documented and stored as a part of the archived escrow file.